

7.5.10 Format and Materials

The preliminary plan shall be drawn on paper or other media approved by Division staff at a scale of not more than one hundred feet to the inch. Sufficient copies, as required by the Division's application process, shall be submitted to Planning and Design Services. In case of an unusually large subdivision, Division staff may modify this requirement and allow a scale of not more than two hundred feet to the inch. The plan shall contain a seal from a professional authorized by their accrediting agency as established in the Kentucky Revised Statutes to produce preliminary subdivision plans.

7.5.20 Legend Information

The preliminary plan shall contain a "key/interpretive guide" to symbols used in the plan.

7.5.30 Easements and Public Areas

The preliminary plan shall show:

- A. The proposed street layout for the subdivision including right-of-way width, curve radius, ingress and egress, and temporary street names.
- B. The names and locations of all existing streets and easements located in and adjacent to the subdivision. Identify all existing entrances and drives and indicate proximity to proposed subdivision entrance.
- C. The location of existing utility easements and structures in the subdivision, and at the entrance(s) to the subdivision. The location of proposed sewer and drainage easements in the subdivision. Identify existing fire hydrant locations within 400 feet of the proposed development.
- D. The location of existing and proposed parks, existing tree masses and tree masses to be preserved, public spaces, common open spaces, retention basins and drainage easements. Identify existing railroads, historic structures, cemeteries, buildings and governmental boundaries, if any, in the subdivision.
- E. Features on adjacent property which might affect the design of the subdivision.
- F. Designated landscape buffer areas and other buffer areas as required by the Zoning and Form District Regulations and in compliance with **Chapter 10**.

7.5.40 General Information

The preliminary plan shall show:








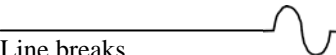
- A. The name(s) of property owner(s) and the tax block(s) and lot number(s) for all Parcels that are contained within the boundaries of the proposed subdivision as identified from Property Valuation Administrator's current maps and records.
- B. The boundaries of the proposed subdivision.
- C. Lot layout for the subdivision including lot numbers, front and street side building limit lines if different than the required yards of the zoning district, and dimensions.
- D. The location, ownership, deed book and page number of all adjoining property.
- E. Elevation and description of the bench mark used.
- F. A north arrow, written and graphic scale.
- G. Existing contours at intervals of not more than two feet based on field data referred to U.S.G.S. sea level datum in sufficient detail to show the general character of the land.
- H. Portions of the site having slopes of 20% or greater, and 30% or greater.
- I. The proposed use of all the land in the subdivision, including reserved areas and the acreage of each.
- J. A key map showing the relative location of the proposed subdivision to the nearest existing arterial street intersection.
- K. Existing streams, flood plains, and drainage facilities, and a description of the proposed drainage facilities, including downstream drainage.
- L. All roadway grades in excess of 10% shall have roadway profiles and cross-sections at 50 foot intervals submitted with preliminary subdivision plans.
- M. The location of all existing and proposed sidewalks.
- N. Gross and net acreage and density.
- O. Zoning and Form district(s).
- P. Compliance with Tree Canopy requirements.

7.5.50 Title Block

The preliminary plan shall contain a title block in the lower right hand corner of the plan, showing the title of the proposed subdivision, the name and address of the owner, the name and address of the subdivider, the name and address of the person or firm preparing the plan, date of preparation, the scale, and date of all revisions. The title block shall also contain current and proposed zoning and total number of lots.

7.5.60 Graphics

The following lines and symbols shall be used when drawing the preliminary plan:

Heavy, solid		Enclosing all land included in the subdivision and any existing lot lines to remain
Medium, solid		Proposed lot lines of new tract or lot
Light, solid		Street or right-of-way lines and adjoining property line stubs
Light, dot-dash	 	Center lines of streets or rights-of-way
Light, short-dash		Easement boundaries
Tie-lines (Light, long-dash)		Showing proposed consolidation of lots or parcels to form new tracts and any existing lot lines to be removed
Line breaks		Used to shorten straight lines on plat